

2002 ANNUAL REPORT
REDEVELOPMENT COMMISSION
CITY OF TERRE HAUTE

Submitted To: Redevelopment Commission & Mayor Judy Anderson

By: Steve Witt, Director

Date: January 15, 2003

REDEVELOPMENT COMMISSION MEMBERS

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| - Brian Conley | - Jim Hellmann |
| - Rich Dunkin | - Jim Nichols |
| - David Heath | |

OFFICERS OF THE COMMISSION

- David Heath, President
- Jim Hellmann, Vice President
- Richard Dunkin, Secretary
- Lynn Francis, Attorney

REDEVELOPMENT DEPARTMENT EMPLOYEES

- Steve Witt, Director
- Dean Branson, Real Estate & Finance Administrator
- Dave Walker, Public Works Administrator
- Mike Kass, Housing Program Administrator
- Phil Kesner, Redevelopment Specialist
- Cynthia Chandler, Bookkeeper
- Phenny Hall, Secretary

AVAILABLE FUNDS

Community Development Block Grant Funds	\$ 3,787,312.08
01 Carry Forward Balance to Draw from HUD	1,373,017.82
01 Carry Forward Cash Register.	100.00
02 CDBG Funds	2,366,000.00
02 Program Income	48,194.26
 Emergency Shelter Grant	 \$ 102,583.13
01 Carry Forward Balance to Draw from HUD	16,583.13
02 ESG Funds.	86,000.00
 HOME Grant.	 \$ 914,438.83
01 Carry Forward Cash Register.	3,465.09
00 Carry Forward Balance to draw from HUD	21,669.00
01 Carry Forward Balance to draw from HUD	338,746.36
02 HOME Funds	515,000.00
02 Home Loan Payments (T.H. Housing Authority Corp) .	35,542.08
02 Old Nat'l Bank-Reimbursement for Service Charges .	16.30
 EDI Grant	 \$ 332,583.82
01 EDI Funds.	332,583.82
 Non-Federal Income.	 \$ 457,529.32
01 Carry Forward Cash Register.	63,906.31
01 Carry Forward Certificate of Deposit	105,000.00
Reimbursement from Center City Redev. Dist. Cap.. .	100,000.00
Certificate of Deposit Interest	1,255.18
Monthly Bank Interest Earned.	1,264.88
Indiana American Water Company.	350.00
CDBG Admin. IDIS will not accept.	1,802.59
Reimbursement from HIGH-I II, L.P..	8,832.36
Sale of Land.	17,636.00
Vigo County Government.	14,250.00
Street Dept - SWA Phase 1 C-1 Prjt.	143,000.00
State Farm Insurance.	232.00
 Tax Allocation Area #1.	 \$ 2,303,734.96
01 Carry Forward Cash Register.	20,999.48
01 Carry Forward Certificate of Deposit	1,354,907.06
Monthly Bank Interest Earned.	285.45
Certificate of Deposit Interest	25,126.77
TIF Settlements Area #1	776,867.41
Center City Rent Revenue.	125,534.79
THFNB - Reimbursement for Service Charges	14.00
 Redevelopment District Capital Fund	 \$ 486,998.40
01 Carry Forward Cash Register.	5,001.29
01 Carry Forward Certificate of Deposit	474,400.00
Certificate of Deposit Interest	7,419.43
Monthly Bank Interest Earned.	161.38
Old Nat'l Bank - Reimbursement for Service Charges. .	16.30

North Central Terre Haute Tax Allocation Fund	\$	102,315.39
01 Carry Forward Cash Register.	1,935.11	
01 Carry Forward Certificate of Deposit	31,228.73	
Certificate of Deposit Interest	470.90	
Monthly Bank Interest Earned.	125.64	
TIF Settlements Area #5	68,555.01	

TOTAL AVAILABLE FUNDS	\$	8,487,495.93
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HUD CDBG EXPENDITURES

Demolition.	\$	197,529.36
Rehabilitation.		774,839.50
Infrastructure.		1,695,159.44
Acquisition		40,435.94
Administration.		362,142.35
Payroll-General	228,667.17	
Conference & Seminars	123.00	
Travel/Lodging.	201.09	
Subscriptions	2,102.41	
Dues & Memberships.	3,420.00	
Professional Services	8,181.61	
Office Supplies	4,236.34	
Office Equipment.	15,038.39	
Health Insurance.	61,537.00	
Worker's Comp. Insurance.	969.00	
Pension	26,851.34	
Office Expenses	9,027.54	
Fair Housing Expenses	1,529.46	
Unemployment Insurance.	258.00	

TOTAL CDBG EXPENDITURES	\$	3,070,106.59
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HUD EMERGENCY SHELTER EXPENDITURES

Emergency Shelter	\$	82,478.33
Council on Domestic Abuse	41,468.82	
Catholic Charities.	41,009.51	

HUD HOME EXPENDITURES

HOME Expenses	\$	388,825.15
00 HOME Funds	21,669.00	
01 HOME Funds	232,140.03	
02 HOME Funds	97,696.96	
01 Loan Payment Funds	4,302.86	
02 Loan Payment Funds	33,016.30	

EDI EXPENDITURES

EDI Expenses.	\$	59,512.15
01 EDI Funds.	59,512.15	

NON-FEDERAL EXPENDITURES

Non-Federal Expenses.	\$	355,478.06
Lot Maintenance	3,935.00	
Tajimi Visit.	1,500.00	
Administration.	25,143.29	
Concrete Work at 1313 N. Fruitridge	2,464.00	
T.H. House Impact Study	7,500.00	
Industrial Park Payroll	19,812.48	
Indiana Association of Cities & Towns-Hyett Palma	19,900.00	
Habitat (1831 Wabash)	54,404.52	
Street Repair at Columbia Enameling	35,547.35	
Sidewalks for Social Security Office.	20,025.00	
Locust Street Extension	3,167.00	
Hendrichs Title Company	800.00	
Hyte Center	1,612.50	
Demolition.	3,977.00	
Cash Performance Bond Refund.	1,500.00	
Downtown Construction Design Contract	6,189.92	
Todd Noel-Reimb.for uncompleted Transfer of Property.	5,000.00	
SWA Road Repair: 7th Street - Swan to Washington	143,000.00	

TAX ALLOCATION FUND EXPENDITURES

Tax Allocation.	\$	350,764.82
Old Nat'l - Center City Bond Payment.	350,750.82	
THFNB Bank Service Charge	14.00	

REDEVELOPMENT DISTRICT CAPITAL FUND EXPENDITURES

Redevelopment District Capital Fund	\$	130,773.80
Center City Tennant Improvements.	30,750.00	
Reimbursement to Non Federal.	100,000.00	
Old Nat'l Bank Service Charge	23.80	

NORTH CENTRAL TERRE HAUTE TAX ALLOCATION EXPENDITURES

North Central Terre Haute Tax Allocation Area #5.	\$	59,590.57
Cinergy - Street Light 6th & Elm.	491.72	
Elm Street Project.	49,050.00	
Tribune Star.	48.85	
Sidewalk Repair 800 N. 7th.	10,000.00	

TOTAL EXPENDITURES OF ALL FUNDS	\$ 4,497,529.47
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2002 FINANCIAL SUMMARY

TOTAL AVAILABLE FUNDS	\$ 8,487,495.93
TOTAL EXPENDITURE OF ALL FUNDS	\$ 4,497,529.47
TOTAL UNEXPENDED FUNDS	\$ 3,989,966.46

2002 ACCOMPLISHMENTS

Neighborhood Street Improvements

- ..Completed **\$1,200,000** of street, curb, gutter, storm sewers, and sidewalk replacement in the Central Eastside Area, North Eastside Area and South Westside Area.
- ..Completed the design of improvements to the following streets in the North Eastside Area: 26th, 27th, and 28th Streets from Florida Avenue to Delaware Avenue; Barbour Avenue from 25th Street to Lost Creek.
- ..Continued the design of improvements to Lafayette Avenue from Lost Creek to Ft Harrison Road, located in the Lost Creek/Lafayette Area.
- ..Initiated the design of improvements to the following streets in the North Eastside Area: 26th, 27th, 28th and 29th Streets from Delaware Avenue to Barbour Avenue; 26th Street from Barbour Avenue to Maple Avenue and in the South Westside Area: 13th Street from Hulman Street to Margaret Avenue.
- ..Removed curb, walks, re-located utilities, and enlarged radius of curbs at three intersections with new asphalt for semi truck traffic. Removed, enlarged, and installed new concrete curb, gutter, and approach on Fruitridge Avenue. Cut right-of-way out and installed compacted stone and applied new asphalt to widen Fruitridge Avenue in the Central Eastside Area.

Community Appearance

- ..**103** street trees were planted by the Redevelopment Department as part of the Central Eastside Area, North Eastside Area, and South Westside Area, construction projects referenced above.
- ..Completed the design and construction of deteriorated sidewalks and curbs on South 7th Street from Swan Street to Washington Street along with landscaping improvements, and the removal of 22 dead and dangerous trees. 27 new trees were replaced on this project.

Rehabilitation and Construction of Housing

- ..Completing the rehabilitation of **7** residential units in the Light House Mission Building located at 1450 Wabash Avenue. These units will be used as transitional housing for homeless persons and are funded with CDBG and HOME funds.
- ..Rehabilitated **7** residential units in the Light House Mission Building located at 1450 Wabash Avenue. These transitional housing units are for homeless persons and were funded with CDBG funds.

2002 ACCOMPLISHMENTS (con't)

Rehabilitation and Construction of Housing (con't)

- ..Participated with Habitat for Humanity on mortgage money for **2** low-income families to purchase two single-family homes constructed by Habitat. HOME funds were used to purchase the three-bedroom houses through the Department's HOME Urban Homestead Program.
- ..Rehabilitated the old portion Ryves Hall Youth Center at 1356 Locust Street, for Terre Haute Catholic Charities, Inc. CDBG funds were used to complete the rehabilitation. Ryves Hall is used by homeless preschool children, latchkey children, very-low income children and their families mainly from the north end of the City. Meals are served at the center and various programs are available to the children or their families.
- ..Rehabilitated the Charles T. Hyte Community Center located at 1101 S. 13th Street. CDBG funds were used to complete the rehabilitation at this south side location. The Hyte Community Center serves lunches to very-low/low-income people and promote educational, cultural and recreational activities for individuals and families.

Real Estate Acquisition and Property Management

- ..Maintained **183** City owned sites for use in housing programs by the Department of Redevelopment.
- ..Obtained 50-year title searches on **3** parcels.
- ..Obtained **23** property site surveys.
- ..Acquired **4** parcels from individuals.
- ..Sold **4** parcels to companies and individuals for construction of three new homes.
- ..Sold **1** house for a teen challenge rehab program.
- ..Sold **1** parcel for private use as additional side yards.

Real Estate Sales

- ..Sold **11** parcels to Jonah, Inc. for the construction of six houses.
- ..Sold **4** parcels to United Cerebral Palsy for the construction of three new houses.

2002 ACCOMPLISHMENTS (con't)

Substandard Structure Hearings

- ..Held demolition hearings for the first time on **99** properties.
- ..Demolished **36** condemned and dilapidated houses.
- ..Demolished **3** condemned and dilapidated garages.
- ..Caused owners to demolish **4** houses.
- ..Caused owners to demolish **7** garages.
- ..Caused owners to rehabilitate **17** houses.
- ..Caused owners to rehabilitate **1** garage.

Downtown Improvements

- ..The Department of Redevelopment and Urban Enterprise Association continued to work with the Cherry Street Parking Development Corp. This non-profit was created to address the need for a multi-modal Facility, north of Cherry Street between 7th and 8th Streets. Parking has been identified as a barrier to economic development of the Terre Haute House, Federal Building, and surrounding area. Sanders & Associates is developing preliminary designs and cost estimates for the facility. A federal appropriation of \$1.5 million has been secured towards the construction of this facility.
- ..The Department of Redevelopment leased the southeast corner of the 2nd floor of Center City, to a professional testing and training services company. We contracted the construction of the office facilities using the owners designs.
- ..Removed and replaced curb and sidewalk along with deteriorated tree removal at 1st Street and Cherry Street for the new Social Security offices.
- ..Administered the Downtown Facade Rehabilitation program for the Terre Haute Urban Enterprise Association. THUEA funds and private funds were used to rehabilitate 1 facade of a commercial building located in the downtown area.
- ..Demolished and removed four houses and garages, relocated one house, removed heavy brush and trees, hauled in top soil and seeded over grown alley area. Removed and replaced deteriorated sidewalks and trees in the North Central Tax Allocation Area.

2003 GOALS

Neighborhood Street Improvements

- ..Continued revitalization of low/mod income neighborhoods with the construction and design of over \$ 1,100,000 of street, curb, gutter and storm sewer improvements and replacement of street trees.
- ..Assist the City Engineering Department in continuing the sidewalk improvement program for the South Westside Area.

Rehabilitation and Construction of Housing

- ..Rehabilitate 5 residential units in the Light House Mission Building located at 1450 Wabash Avenue for transitional housing for the homeless through CBDG funds.
- ..Rehabilitate a community center for the benefit of low and very low income youth and adults. CDBG Community Facility Rehabilitation Loan Program funds will be used for a non-profit community center.
- ..Finance the acquisition of 3 single-family homes for low-income families through the Urban Homestead Program with HOME funds. These homes will be constructed and sold through Habitat for Humanity.
- ..Construct an apartment building for the benefit of mentally or physically disabled persons, or low and moderate-income persons with non-profit organizations. The HOME Housing Construction Loan Program will be funded with HOME funds.
- ..Continue administering the Downtown Housing Rehabilitation Loan Program and Downtown Façade Rehabilitation Program to create an additional 5 housing units in upper floors of commercial buildings and rehabilitate 2 facades in the downtown area. The Terre Haute Urban Enterprise Association uses their funds to subsidize private investments in the housing and façade improvement projects.
- ..Construct 9 single-family rental homes on scattered sites for low-income families through non-profit housing organizations. The HOME Housing Construction Loan Program will be funded with HOME funds.

2003 GOALS (con't)

Real Estate Acquisition and Property Management

- ..Acquisition of 50 tax default properties from Vigo County to create additional housing sites.
- ..Disposition of 10 sites for construction of private homes.
- ..Clearing titles on approximately 20 parcels of land to make available for development.
- ..Acquisition of a historic structure to be rehabilitated by a not-for-profit.

Demolition

- ..Clearance of approximately 50 vacant & condemned structures.

Downtown Development

- ..Complete lease-up of commercial space in the Center City Urban Renewal project;
- ..Continue to work with the Cherry Street Parking Development Corporation in completing the design and bid documents for a proposed multi-modal parking facility near the intersection of 7th and Cherry Streets.
- ..Assist the General Services Administration in facilitating improvements to the downtown federal building by administering economic development grant funds awarded for the project by the Department of Housing and Urban Development.
- ..Continued development of the 7th Street Arts Corridor.
- ..Continue to work with the owner of the Terre Haute House to identify a qualified developer to renovate the structure.
- ..Continue to work with private developers to identify opportunities for the redevelopment of blighted parcels in the downtown area.
- ..Continue to work with the Vigo County Commissioners and the Terre Haute Urban Enterprise Board to rehabilitate the former coke plant property at 13th and Hulman Streets.

2003 GOALS (con't)

- ..Continue to work with Alpharma Animal Health Products and TDK Properties to encourage additional private investment at the former Schering-Plough/Mallinkrodt properties on S. 1st Street.

Economic Development

- ..Continue to assist Vigo County Commissioners and Vigo County Redevelopment Commission with development of Vigo County Industrial Park.
- ..Continue to assist with development of Fort Harrison Business Park.
- ..Continue to assist with development of numerous privately held industrial properties.
- ..Continue to assist Terre Haute International Airport with efforts to attract new business to their facility.
- ..Continue to work with the Mayor to implement the City's industrial retention and expansion program.

Other

- ..Complete overhaul of Department of Redevelopment's website.
- ..Continue to provide effective, prompt and courteous service to the people of Terre Haute and Vigo County.
- ..The Terre Haute Urban Enterprise Association (THUEA) requested that the Department of Redevelopment continue to administer its Downtown Housing Rehabilitation Loan Program. The program is a ten-year forgivable loan for up to 50% of the rehabilitation costs for residential units in upper floors of downtown buildings using THUEA funds. Thirty-six units have been completed.
- ..The Terre Haute Urban Enterprise Association requested that the Department of Redevelopment administer its Enterprise Zone Historic Façade Incentive Grant Program. The program is for 50% matching grant funds up to \$15,000 per building, limited to three buildings per owner with up to \$30,000 available for corner buildings. The program was expanded to include the exposed sides of buildings not located on corners.